

Urban Design Referral Response

Application Number:	DA2023/0020
Proposed Development:	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
Date:	26/05/2023
To:	Jordan Davies
Land to be developed (Address):	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue MANLY NSW 2095

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The applicant's proposal seeks to demolish the existing houses at 48 and 50 Eurobin Avenue, Manly, and erect demountable classrooms for up to 24 months. After that, the site will be made good with turf.

The proposal cannot be supported because of the following issues:

1. A tabulated response to the School Quality Design Principles has been included in the SEE, however; some responses do not adequately explain how the proposal satisfies the principles.
2. The proposal does not comply with the setback controls.
3. The proposal is over the FSR limit for the site.

The proposed development is low height and temporary in nature, and notwithstanding the above non-compliances, if the proposal is to be supported on planning considerations, recommended conditions have been provided.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

DEFERRED COMMENCEMENT CONDITIONS

Deferred Commencement - Setbacks & FSR

Any temporary non-compliances with the building form & density, planning controls created by acceptance of this temporary building shall not form a precedent for future breach of controls. Any future development of the site after the two years temporary use has elapsed must comply with the following:

1. The front setback will be the prevailing building line of the two houses (48 & 50 Eurobin Avenue MANLY) being demolished (approximately 4.6m, 4.9m, & 5.9m). The front building line of the temporary building will not be a precedent for consideration in any calculation of average distance setback controls.
2. The rear setback shall comply with the DCP controls (currently a minimum of 8m), or any revised DCP control. The rear building line of the temporary building will not be a precedent for consideration.
3. The side setbacks shall comply with the DCP controls. The side building line of the temporary building will not be a precedent for consideration.
4. Any future development will comply with the LEP FSR control, currently 0.6:1, or any revised LEP FSR control. The temporary buildings temporary non-compliance with the FSR control will not be a precedent for consideration.

Reason: So that any temporary non-compliances with the building form & density controls accepted because of the temporary nature of the development do not allow future development to use the temporary non-compliances as a precedent for future development.